

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3C.1 to permit a side yard setback of 1' 10"

in lieu of the required 10 feet and Sec. 301.1 to permit a setback for an open projection (carport) of 6 feet in lieu of the required 7.5 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

STATE REASONS FOR VARIANCE

(SEE ATTACHED COPY)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day

of August, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 7th day of October, 1986, at 10:30 A. M.

(over)

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 2nd

Posted for Variance

Petitioner Oscar O. Smith, et ux

Location of property N/S of Valley Forge Rd. 600' W of Winands Rd. (4824 Valley Forge Road)

Location of Sign On front of 4824 Valley Forge Road

Remarks: 1/2 inch

Posted by J. J. Smith

Number of Signs 1

Date of return Sept. 12-86

7/15/86

STATED REASONS FOR VARIANCE

1. I have an invalid mother who is in a nursing home, she is paralyzed and is confined to a wheel chair. I often bring my mother home, and this is a hardship because I have only one room on the first floor, that I can use as a bed room. It is extremely difficult for me to use this room because of its size. I cannot get a regular size bed in this room, and work with her in the wheel chair.

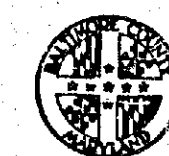
2. I also would like to build a carport from the left of my property, which would not take up any more space than my drive way is now.

I am very grateful to the Commission for their time and effort, in considering the above two matters.

YOURS TRULY

OSCAR O. SMITH

HELEN N. SMITH



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

October 16, 1986

Mr. & Mrs. Oscar O. Smith
4824 Valley Forge Road
Randallstown, Maryland 21133

RE: Petition for Zoning Variance
N/S of Valley Forge Road,
600' W of Winands Road
2nd Election District
Case No. 87-137-A

Dear Mr. & Mrs. Smith:

Enclosed please find a copy of the decision rendered in the above referenced case. Please be advised that your request for a zoning variance has been granted, with one restriction, in accordance with the enclosed Order.

If you have any further questions on the subject matter, please do not hesitate to contact this office.

Very truly yours,

JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bjs

Enclosures

cc: Peoples Counsel

Zoning Description

Beginning on the north side of Valley Forge Road (30' wide) at a distance of 600 feet West of Winands Road and being known as lot thirty-three (33) in Section A as shown on the Plat of Valley Forge, said Plat being recorded among the land records of Baltimore County in Plat Book W. P. C. No. 8 folio 90. Also being known as 4824 Valley Forge Road in the 2nd Elect. District.

IN RE: PETITION FOR ZONING VARIANCE
N/S of Valley Forge Road,
600' W of Winands Road
(4824 Valley Forge Road)
2nd Election District
Oscar O. Smith, et ux
Petitioners
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-137-A

The Petitioners herein request a zoning variance to permit a side yard setback of 1' 10" in lieu of the required 10 feet, and additionally, to permit a setback of 6' in lieu of the required 7.5' for an open projection (carport).

Testimony by the Petitioners indicates that the existing dwelling is approximately 50 years old, with the only room on the first floor that is suitable for use as a bedroom, being 5.5' x 9'. The Petitioners propose constructing an addition to convert the aforementioned room into an "L" shaped room. In addition, the Petitioners propose to construct a carport at the only available location on site. The ground is level from side to side and is graded toward the street. There were no Protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, it is determined that the variance requested would not adversely affect the health, safety, and general welfare of the community and should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 16th day of October 1986, that the herein request for a zoning variance to permit a side yard setback of 1' 10", and additionally, a setback for an open projection (carport) of 6 feet, in accordance with the plan submitted, is hereby GRANTED, subject, however, to the following restrictions: Rainwater runoff shall be contained on site or directed to the street.

JEAN M. H. JUNG
Deputy Zoning Commissioner
of Baltimore County

PETITION FOR ZONING VARIANCES

2nd Election District

Case No. 87-137-A

LOCATION: North Side of Valley Forge Road, 600 feet West of Winands Road (4824 Valley Forge Road)

DATE AND TIME: Tuesday, October 7, 1986, at 10:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit a side yard setback of 1' 10" in lieu of the required 10' and a setback for an open projection (carport) of 6' in lieu of the required 7.5'

Being the property of Oscar O. Smith, et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCES
N/S of Valley Forge Rd., 600'
W of Winands Rd. (4824 Valley
Forge Rd.), 2nd District
OSCAR O. SMITH, et ux,
Petitioners
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-137-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 25th day of August, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Oscar O. Smith, 4824 Valley Forge Rd., Baltimore, MD 21208, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

ORDER RECEIVED FOR FILING

By J. J. Smith

ORDER RECEIVED FOR FILING

By J. J. Smith



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

September 30, 1986

Mr. Oscar O. Smith
Mrs. Helen M. Smith
4824 Valley Forge Road
Randallstown, Maryland 21133

RE: PETITION FOR ZONING VARIANCES
W/S of Valley Forge Rd., 600' W of Winands Rd.
(4824 Valley Forge Rd.)
2nd Election District
Oscar O. Smith, et ux - Petitioners
Case No. 87-137-A

Dear Mr. and Mrs. Smith:

This is to advise you that \$61.75 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit to Room 113, County Office Building, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 10/7/86 ACCOUNT: R-01-615-000

sign & post returned

AMOUNT: \$ 61.75

RECEIVED FROM: Mrs. Helen M. Smith, 4824 Valley Forge Rd., Randallstown, Md. 21133

FOR: ADVERTISING & POSTING COSTS RE CASE #87-137-A

PO: B 8025*****6175: \$07&F

VALIDATION OR SIGNATURE OF CASHIER

Mr. Oscar O. Smith
Mrs. Helen M. Smith
4824 Valley Forge Road
Baltimore, Maryland 21208- Randallstown, Md. 21133 [Copy of Notice remailed to Petitioners at proper mailing address on 9/30/86] med

August 15, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES
W/S of Valley Forge Rd., 600' W of Winands Rd.
(4824 Valley Forge Rd.)
2nd Election District
Oscar O. Smith, et ux - Petitioners
Case No. 87-137-A

TIME: 10:30 a.m.

DATE: Tuesday, October 7, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake

Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 7/21/86 ACCOUNT: 01-615

AMOUNT: \$ 35.00

RECEIVED FROM: OSCAR SMITH

FOR: FILING FEE FOR VARIANCE Item No 32

PO: B 8057*****3500: \$22&F

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
To: Zoning Commissioner Date: August 27, 1986

Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petitions No. 87-116-A, 87-127-A, 87-128-A, 87-130-A, 87-133-A, 87-134-A, 87-135-A, 87-136-A, and 87-137-A

There are no comprehensive planning factors requiring comment on these petitions.

[Signature]
Norman E. Gerber, AICP
Director

NEG:JGH:slm

CPS-008

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 17, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

000

Chairman

MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mrs. Helen M. Smith
4824 Valley Forge Road
Baltimore, Maryland 21208

RE: Item No. 32 - Case No. 87-137-A
Petitioner: Oscar O. Smith, et ux
Petition for Zoning Variance

Dear Mrs. Smith:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

[Signature]
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

CERTIFICATE OF PUBLICATION

802 47

Pikesville, Md., Sept. 17, 1986

CERTIFY, that the annexed advertisement in the NORTHWEST STAR, a weekly published in Pikesville, Baltimore and before the 7th day of 1986

publication appearing on the day of Sept., 1986

publication appearing on the day of , 19

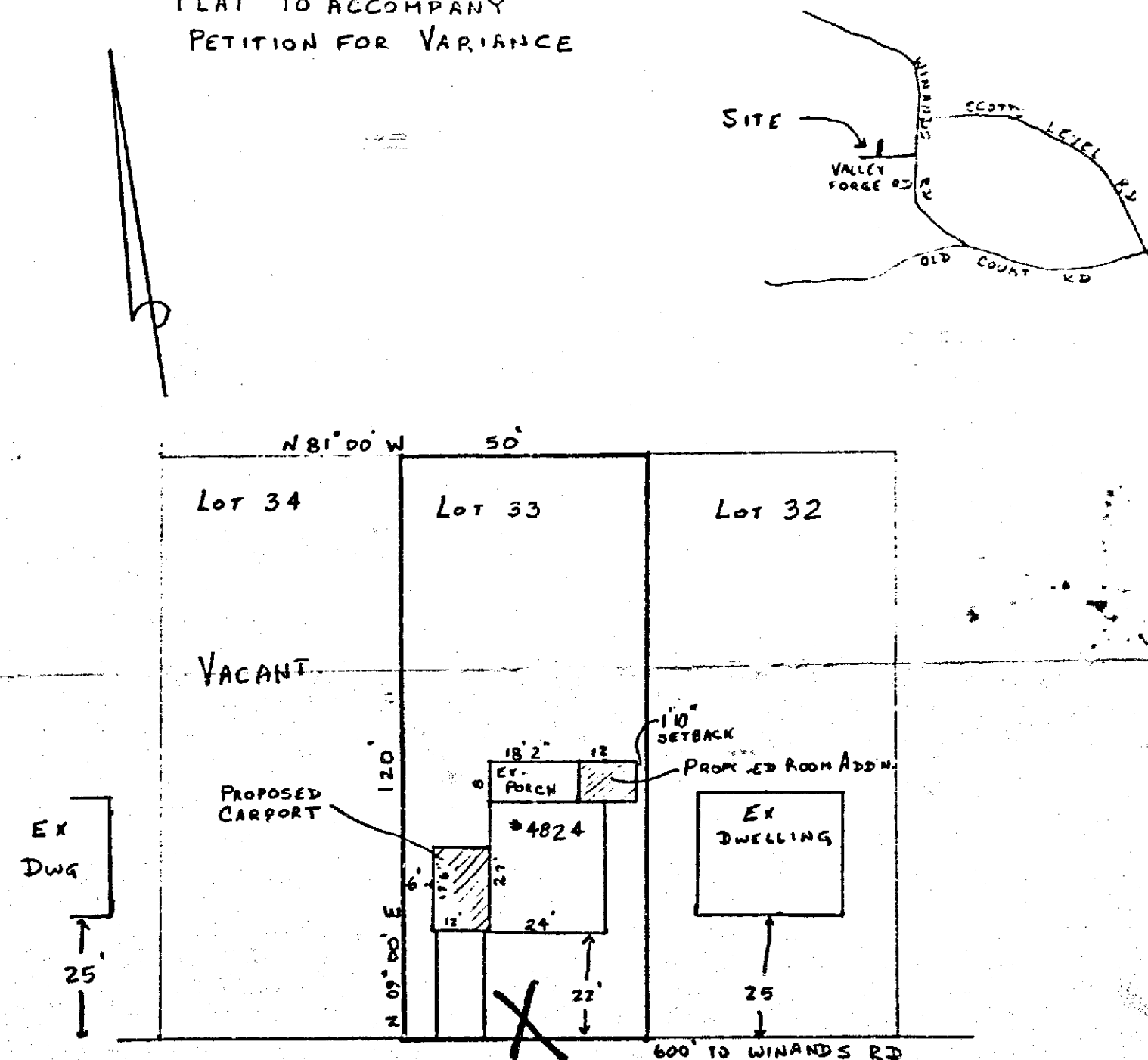
the third publication appearing on the day of , 19

THE NORTHWEST STAR

[Signature]
Manager

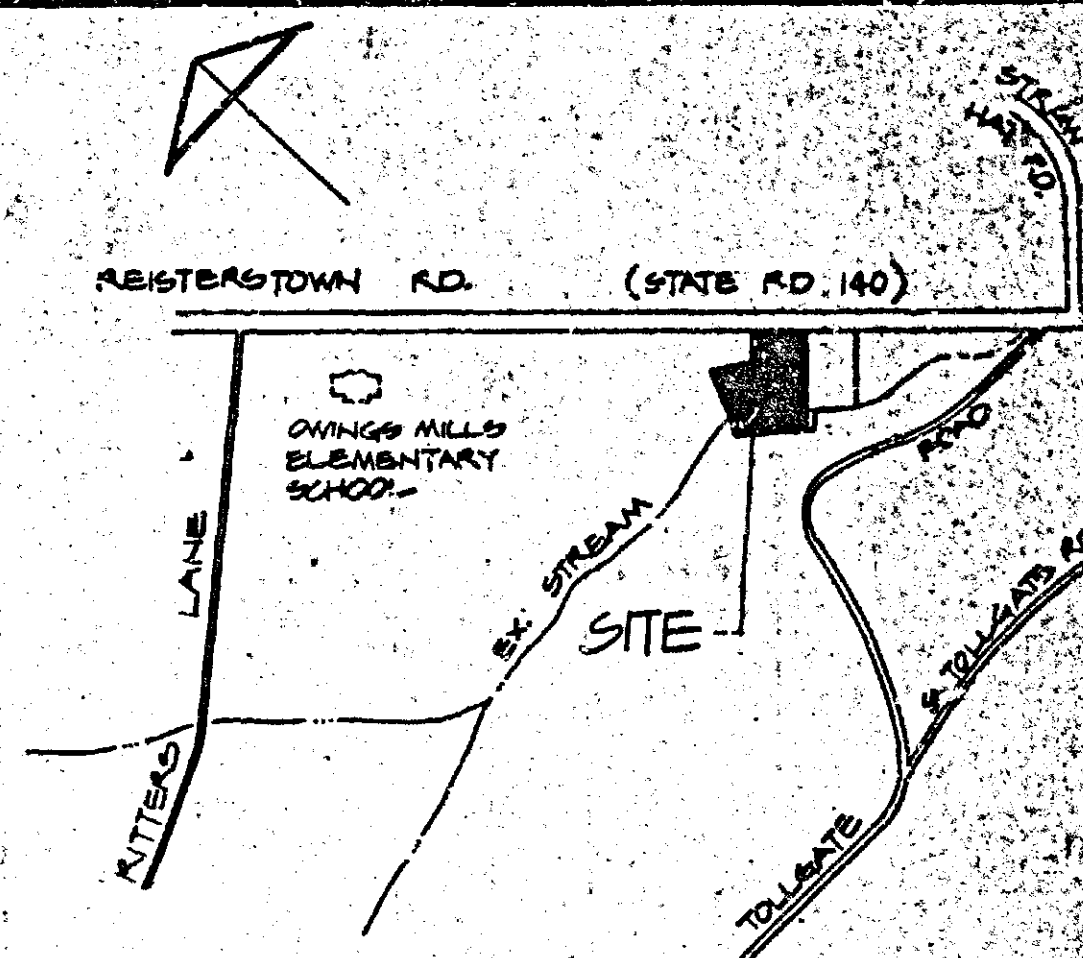
Cost of Advertisement \$22.00

PLAT TO ACCOMPANY
PETITION FOR VARIANCE



(STATE ROAD 140)

ZONED: GR-16
USE: VACANT



vicinity map

Scale: 1" = 500'

notes

- 1) HORIZONTAL AND VERTICAL CONTROL IS BASED ON BALTIMORE COUNTY TRAVERSE STATIONS 13102 AND 13103
- 2) TOPOGRAPHIC AND PROPERTY OUTLINE SHOWN HEREON IS PER SURVEY BY STEPHEN C. DARNHART, SURVEYING AND LAND PLANNING.
- 3) EXISTING UTILITIES ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR. CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES TO HIS OWN SATISFACTION.
- 4) CONTRACTOR SHALL NOTIFY "MISS UTILITY" (551-0100, CALL COLLECT), AT LEAST 5 WORKING DAYS PRIOR TO THE START OF WORK.
- 5) UNLESS OTHERWISE NOTED, ALL CONSTRUCTION METHODS AND MATERIALS USED FOR WORK SHOWN ON THESE PLANS SHALL BE IN ACCORDANCE WITH THE LATEST "STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION" OF THE DEPT. OF TRANSPORTATION, BALTIMORE COUNTY, MD. (MO. DOT.), STANDARD SPECIFICATIONS FOR CONSTRUCTION MATERIALS, MD. DOT., STATE HIGHWAY ADMIN.

site data

NOT AREA EXISTING ZONING PROPOSED USE PROPOSED BLDG. PARKING REQUIRED (11200 #)	1.007 AC. OR RETAIL SALES 14400 \$ 32 STALLS
PARKING PROPOSED	32 (INCLUDING ONE HANDICAPED)

OFFICE COPY

38

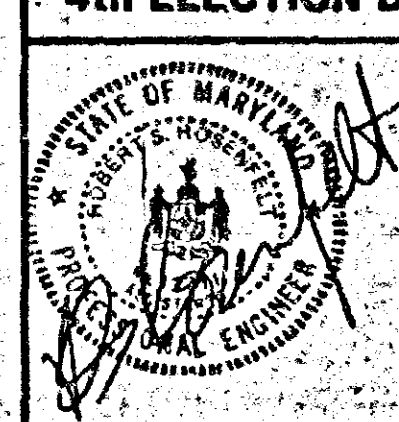
REVISED PLANS

SITE/GRADING PLAN

LOT TWO

KABLE PARK

10722 REISTERSTOWN ROAD
BALTIMORE COUNTY, MD



REVISIONS: 12/15/88 TELETYPE JMS	SCALE: 1-20
A/23/88 PENDING LAYOUT, DTBL, CMTA	DATE: 4/18/88
12/15/88 - ADD CMTA, PENDING TON	JOB NO. 108/000
4/1/89 - PENDING LAYOUT GRANDS RE-DESIGNED FOR TON	ASSIGNED: TON
12/15/88 - INTERFERED PARALLEL THROAT CABLES - 2" DIA	DRAWN: JMS
2/1/89 - PENDING CABLES & GR	CHECKED: JMS

**HOFF, ROSENFELT
& WOOLFOLK, INC.**

Civil Engineers & Landscape Architects
Suite Eight
Owens Mills Professional Center
50706 Kirtlandstown Road
Owens Mills, MD 21117

THE

PAYING DETAIL

(NOT TO SCALE)



1. DITCHING AND CRACKS: BAND OF DITCHING ARE PER
AND GRA. SPEC. ALL MATERIALS TO BE MIXED &
PLACED IN ACCORDANCE WITH SPEC.

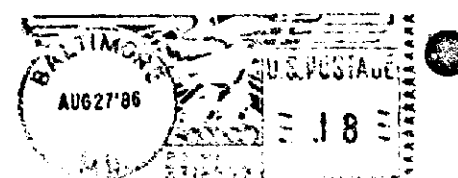
2. TAPE COAT OF 0.08 GAL/SY OF AC-4 SHALL BE APPLIED
TO EACH JOINT, JOINT LAYER OF BITUMEN PRIOR TO PLACING
OF EACH COURSE OF CONCRETE.

3. TAPE COAT OF 0.08 GAL/SY OF MC-10 SHALL BE APPLIED ON
TOP OF EACH COURSE OF CONCRETE.



ARNOLD JABLON, ZONING COMMISSIONER
BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204

PRESORTED
FIRST-CLASS



RECEIVED
SEP 30 1986

ZONING OFFICE

Mr. Oscar O. Smith
Mrs. Helen M. Smith
4824 Valley Forge Road
Baltimore County, Maryland 21208

*** RETURN TO SENDER ***
** INSUFFICIENT **
** ADDRESS **

PETITION FOR
ZONING VARIANCES
1st Election District
Case No. 87-137-A
LOCATION: North Side of Valley
Forge Road, 600' East of Winands
Road (4824 Valley Forge Road)
DATE AND TIME: Tuesday, Oc-
tober 7, 1986, at 10:30 a.m.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland
The Zoning Commissioner of Bal-
timore County, by authority of the Zon-
ing Act and Regulations of Baltimore
County, will hold a public hearing.
Petition for Zoning Variance to per-
mit a side yard setback of 1'10" in lieu
of the required 10' and a setback for
an open projection (porch) of 4' in
lieu of the required 7.5'.
Being the property of Oscar O.
Smith, et ux, as shown on plat plan
filed with the Zoning Office.
In the event that this Petitioner is
granted, a building permit may be
issued within the 30-day appeal
period. The Zoning Commissioner
will, however, entertain any request
for a stay of the issuance of said permit
during this period for good cause
shown. Such request must be received
in writing by the date of the hearing set
above or made at the hearing.
By Order Of
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
10/14/86

"DUPLICATE"
CERTIFICATE OF PUBLICATION

TOWSON, MD., September 18, 1986

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., appearing on
September 18, 1986

THE JEFFERSONIAN,

Susan Stender O'Brien
Publisher

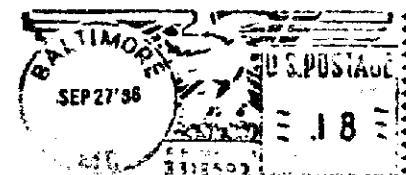
Cost of Advertising

24.75



ARNOLD JABLON, ZONING COMMISSIONER
BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204

PRESORTED
FIRST-CLASS



Mrs. Helen M. Smith
4824 Valley Forge Road
Baltimore, Maryland 21208

NO SUCH STREET

87-137-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
12th day of August, 1986.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner Oscar O. Smith, et ux
Petitioner's Attorney

Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

August 14, 1986

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 32 Zoning Advisory Committee Meeting are as follows:

Property Owners: Oscar O. Smith, et ux
Location: N/S Valley Forge Road, 600' W Winands Road
Districts: 2nd.

APPLICABLE ITEMS ARE CIRCLED:

A. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85,
the Maryland Code for the Handicapped and Aged (A.M.S.I. #117-1 - 1980) and other applicable Codes and Standards.

B. A building and other miscellaneous permits shall be required before the start of any construction.

C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a
registered in Maryland Architect or Engineer is/is not required on plans and technical data.

D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect
or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

NOTE: E. All Use Groups except B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for
exterior walls closer than 6'-0" to an interior lot line. B-1 Use Groups require a one hour wall if closer
than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party
wall. See Table L01, Section L07, Section L106.2 and Table L102. No openings are permitted in an
exterior wall within 3'-0" of an interior lot line.

F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested
variance by this office cannot be considered until the necessary data pertaining to height/area and
construction type is provided. See Table L01 and 505 and have your Architect/Engineer contact this department.

G. The requested variance appears to conflict with Section(s) _____ of the Baltimore
County Building Code.

H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also
be filed along with three sets of acceptable construction plans indicating how the existing structure is
to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or
Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or
to Mixed Use _____. See Section 312 of the Building Code.

I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached
copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct
elevations above sea level for the lot and the finish floor levels including basement.

J. Comments:

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office
of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired
the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111
W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Lumbard
By: C. E. Lumbard, Chief
Building Plans Review

L/21/86